

**Notice of an Architectural Review Committee Meeting**

**Key West Golf Club Homeowners' Association, Inc.**

**74 Golf Club Drive**

**Key West, Florida 33040**

**August 13, 2024**

**Tuesday 6:15 pm**

**You are invited to a Zoom meeting.**

**When: Aug 13, 2024 06:15 PM Eastern Time (US and Canada)**

**Register in advance for this meeting:**

**<https://us06web.zoom.us/meeting/register/tZltcemprjgoH9LPbqMSVIZhzMynO7VySoVT>**

**After registering, you will receive a confirmation email containing information about joining the meeting.**

**Purpose: Conduct Business as Properly Brought Before the Committee.**

**AGENDA**

**1. Call Meeting to Order**

**2. Determination of  
Quorum**

**3. Proof of Notice**

**4. Approval of Agenda**

**5. Approval of Minutes – July 9, 2024**

**6. Consent Agenda -**

**a) 12 Merganser Lane – Replace rotten boards on walkway. Replacing with same boards and stain to match the rest of the walkway.**

- b) **19 Spoonbill Way** - Front porch deck and railings. Changing materials. Using Mahogany Timbertech and Veranda White PolyComposite rail kit.
- c) **3 Spoonbill Way** – Front door to be replaced with impact rate door. Same style, painted Shipyard White.

## 7. Unfinished Business

- a) **2 Kingfisher Lane** – Front door changed to red with white mullions – No request submitted.

## 8. New Business / Action Items

- a. **160 Golf Club Drive** – Existing front, side, and backyard pavers will be installed for a clean smooth finish. In the back would like to implement green artificial turf, Highland 100oz. Will use some existing foliage still in place but will add pots with plants for coverage.
- b. **218 Golf Club Drive** – All windows are being replaced, front, sides and rear with CGI Sentinel, white impact windows. Replace front door, same style but impact. Replace rear French doors with CGI Sentinal, white impact, two fixed panel 1 light and 1 French door, 1 light. Front porch to be replaced with Azek slate gray.
- c. **42B Spoonbill Way** - All windows and all doors will be replaced, with the exception of the front door. They will all look the same, with the exception of the back french door. We will replace the french door and side lights with one big slider.
- d. **10 Kestral Way** – Second floor decks on both the front and back. Add second bathroom in master bedroom. A set of plans will be delivered to the HOA office the week of July 29<sup>th</sup>. Colors to match existing exterior walls.
- e. **13 Spoonbill Way** – Replacement of front door (36 in. x 80 in. 1-Panel Left Hand In-swing 4-Lite Fiberglass Pre-hung Front Door with Frameless Clear Glass and Brickmould. COLOR-Sherwin Williams #6213 Halcyon Green- Original to the community and the same as existing door, reusing same hardware). TRIM-Sherwin Williams Shipyard White and addition of disappearing screen door (36 in. x 80 in. LuminAire White Single Universal Aluminum Gliding Retractable/Disappearing Screen Door).
- f. **30 Kingfisher Lane** - The front walkway is two colors of brick. (Red and white). We would like this walkway to be all one color. The walkway will be exactly the same as it is, but now with all of the same brick.

- g. **12 Golf Club Drive** – Front and rear deck surface to be replaced with Trex in Island Mist. Hand rails on the stairs will be replaced with white pvc, Bella Premier Series in the front and rear.
- h. **22 Spoonbill Way** – Request to install artificial turf in front yard.

**9. Committee Discussion**

- a) Status of inspections for work approved by the Committee – Update from CAC
- b) Status of implementing use of Construction Agreement /  
Design Agreement
- c) Status of City Permits Applications requiring ARC approval
- d) In-Kind requests and approvals on consent agenda

**10. Member Input**

**11. Adjourn**

Regards,

**Architectural Review Committee  
Key West Golf Club Homeowners' Association, Inc.**